

BELMONT PERMANENT BUILDING ADVISORY COMMITTEE MINUTES

Date: Mon. Sept 21 2009

Held at Belmont Town Hall Conference Room 1

Attendance

BPBC: S. Sala – Pat Bruschi
W. Lovallo - Bill Shea - B. McLaughlin

GENERAL

- The group met between 7:30 PM and 9:00 PM.

MEETING MINUTE APPROVAL

The July 15 2009 meeting minutes were approved by all members

FIRE STATIONS

- An epoxy floor coating will be applied to the fire equipment floors to resolve the cracking problem.
- Three products have been found to be acceptable and are now being priced
- Work anticipated to occur in the Spring of 2010
- Negotiations underway between the Architect-General Contractor-Structural Engineer on sharing the cost of this additional floor coating

SENIOR CENTER

- Cleaning of the building, the ordering of furniture, and commissioning are ongoing.
- Change Orders to date approach \$100,000 (2% of contract)
- Contingency: \$64,000 remains
- Catlin Architects has been granted an extra \$8200/mo for 5 months for General Conditions thru June 31. A claim for services related to the emergency generator have been rejected. A claim for extra design services has also been submitted. THE CM contract was for 10 months and now extends to 16 months.
- Landscaping is complete
- Open House to occur on Sept 25-26-27
- A Limited Certificate of Occupancy is being issued to the building
- Architectural and engineering affidavits are still being developed
- Punchlist and construction is substantially complete
- The emergency generator is now offsite and stored in town

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HOMER BUILDING INTERIOR STAIRS

- Repairs to the stairs are incomplete
- The renovated stairs do not meet the new specifications
- Total cost was \$111,000 with \$67,000 allocated to repairs . Contractor has not been paid.
- 3 stairs require renovation and will occur off hours
- The Town will be pursuing steps to recoup these repair costs

WELLINGTON SCHOOL

- Construction Cost: \$28-29 million at approx. \$300/SF
- Projected total cost is \$40 million with a reimbursement of \$12.5 million (28%)
- State will approve up to \$275/SF for construction and up to 20% of the soft costs
- School occupancy anticipated to be Fall 2011
- Funding agreement has been approved and is in-progress
- The project is expected to be 88,000 SF in size
- \$3,000,000 projected for asbestos removal and demolition. This work will not be reimbursed by the State
- Student relocation costs expected to be \$2,100,000.
- Modular temporary classrooms received bids of \$2.7 and 2.3 million. Bids were rejected
- and new bids will be obtained
- \$1.9 million in contingency is being provided by the State
- Project expected to bid in the Fall of 2009
- Demolition expected to commence in 2010
- Building committee meets twice a week
- Architect: Jonathan Levy
- A variance may be required to address zoning issues. 25% coverage present
- Building will be constructed with CHIPS/LEED Certification in mind
- CM at risk: Dimeo and Turner are under consideration

ELECTRICAL SUBSTATION

- 4 sites were considered: 450 Concord Ave – 20 Flanders Rd – Murray Sandler site – Purecoat site
- The 1st choice is 20 Flanders Rd (Whitehen Pantry). Negotiations have ended
- The Town is in negotiations with the Murray Sandler site at this time
- The service cost is \$6 million per mile
 - Construction is easier if service is run down the commuter rail tracks rather that Concord Ave
 - New substation will replace existing 3 substations
 - Building to be approx. 10,000 SF
- A 33% rebate is available from National Grid

PCB's in CAULKING

The Town is investigating the presence of PCB's in the caulking at the High School

NEXT MEETING

Mon. Nov 2 2009 7:30 PM Town Hall Building

